

FOR SALE / LEASE

Freestanding Building in Boutique Neighborhood

154 Sherbrook Street, Winnipeg, Manitoba



**OPPORTUNITY
FOR LIVE-WORK**



**EXCELLENT
TRANSIT**



**WALKER'S
PARADISE**



**DEVELOPMENT
OPPORTUNITY**

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ZONING MAP



PROPERTY SUMMARY

Building Size	1,844 +/- SF
Lot Size	4,964 +/- SF
Sale Price	\$450,000
Semi-Gross Rent	\$3,500/month
Property Taxes (2023)	\$9,135.64
Zoning	C2

*The Purchaser is responsible for confirming the accuracy of size and all other information during its due diligence

FEATURES

- Owner / Occupier opportunity suitable for medical, retail, and a variety of office applications.
- Potential for live-work with suites on the upper floors.
- Potential to redevelop the property allowing for 8-10 residential units with main floor commercial.

LOCATION

- Minutes from the Misericordia Hospital, University of Winnipeg, and Health Science Centre.
- This corridor of West Broadway has seen an influx of infill development including redevelopments to both commercial and residential uses.
- West Broadway is amenity rich with arts & music culture, boutique retail, and a variety of restaurants and cafes.

DEMOGRAPHICS

	3 km. Radius	5 km. Radius
Total Population	123,217	233,443
Daytime Population	223,943	345,760
Households	59,125	105,257
Median Age	37.3	37.9
Avg. Household Income	\$87,346	\$92,656

EnviroNics Analytics ©2023

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FOR MORE INFORMATION, PLEASE CONTACT:

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